

Winkfield Parish Council

A Special Meeting of Planning and Highways

AGENDA

Dear Councillor

Your attendance is requested at a Special Meeting of Winkfield Parish Council to consider Planning and Highway Matters to be held in the Lounge at Carnation Hall, Chavey Down Road, RG42 7PA on Tuesday 5th December 2017 at 7.30pm.

Members are reminded that they should be able to make an informed contribution to discussion on planning applications within the Ward they represent. It is necessary for all Parish Councillors to view the plans on the Council Web Site (www.bracknell-forest.gov.uk).

Members should note that in the event of the fire alarm going off, they should make their way quickly to the fire exits, either via the frontdoor or through the kitchen and out through the door to the grounds and make their way to the fire assembly point in the car park.

Yours sincerely

Annemarie Edwards
Clerk to the Council

This meeting will be conducted strictly in accordance with Standing Orders as adopted by Council in July 2017. In particular, all Councillors are reminded to acquaint themselves with paragraphs 11 (Rules of Debate) and 14 (Respect for the Chair).

In order to avoid interruptions to the business of the Council, Councillors, officers and members of the public are requested to ensure that mobile phones are switched off before the commencement of the meeting.

Prior to the commencement of the meeting a time not exceeding 10 minutes is available to the public to address the Members of the Council on any matter and within the Council's responsibility or which affects its area.

Committee Members : All Councillors

01 APOLOGIES FOR ABSENCE

Councillors are asked to personally notify the Clerk to the Council by midday of the day of the meeting of any intended absence together with the reason for the absence. This information will be noted in the minutes of the meeting.

02 DECLARATIONS OF INTEREST

Members are required to declare any personal or prejudicial interests in relation to any items on the agenda.

03 MINUTES OF THE PREVIOUS MEETING

To defer the signing of the Minutes of the Special Meeting to discuss Planning and Highway Matters on the 7th November 2017 to January due to staff sickness.

04 PLANNING APPLICATIONS

A working party of the Council is held on the Friday preceeding each meeting at 10am at the Parish Council Offices to consider, discuss and provide an initial opinion on each of the planning applications validated during the month.

The purpose of the meeting is to aid decision making in Council meetings and is open to all members of the Council.

A working party meeting was held on 1st December 2017 to make the recommendations to the Council which are listed below.

In attendance were:
Cllr Bob Shurville
Cllr Mrs Angela Michie
Cllr Geoff Paxton
Cllr Moira Gaw

04 . 1 **17/00271/TRTPO** Plot Ref :- 48/2017 Type :- TRTPO
Applicant Name :- Hernandez, Mr Rob Date Received :- 30/11/2017
 Parish :- Ascot Date Returned :-
 Location :- Ascot Place Agent
 Forst Road
 Ascot
Proposals :- TPO 356 - Application to fell 1 tree.

WORKING PARTY - Proposed by Cllr Mrs Michie, seconded by Cllr Paxton - WPC is happy to leave this to the expertise of the Tree Officer.

Observations :-

04 . 2 **17/00940/FUL** Plot Ref :- 47/2017 Type :- FULL
Applicant Name :- Hayden-Kellard, Mr M Date Received :- 17/11/2017
 Parish :- W&C Date Returned :-
 Location :- Tory Hall Farm Agent
 Winkfield Lane
 Winkfield
Proposals :- Retrospective application for the erection of an agricultural barn (not for livestock).

WORKING PARTY - Proposed by Cllr Mrs Michie, seconded by Cllr Paxton - OBSERVATION - WPC would ask the Officer to ensure Green Belt polisy is adhered to.

Observations :-

04 . 3 **17/01028/FUL** Plot Ref :- 48/2017 Type :- FULL
Applicant Name :- Jones, Mr Ian Date Received :- 30/11/2017
Parish :- W&C Date Returned :-
Location :- 3 Parkers Lane Agent
Maidens Green
Bracknell
Proposals :- Erection of a shed with a concrete base.

WORKING PARTY - Proposed by Cllr Mrs Michie, seconded by Cllr Paxton - OBSERVATION - WPC would ask the Officer to ensure this application complies with Green Belt policy and if the Officer is mindful to approve a condition is imposed to prevent any future alienation from the main dwelling.

Observations :-

04 . 4 **17/01076/FUL** Plot Ref :- 47/2017 Type :- FULL
Applicant Name :- Dunlop, Mrs R Date Received :- 17/11/2017
Parish :- W&C Date Returned :-
Location :- 3 Kilmington Close Agent
Bracknell
Proposals :- Change of use from C3 (Dwellinghouse) to mixed use C3 (Dwellinghouse) and Beauty Salon (suit generis). (Retrospective).

WORKING PARTY - Proposed by Cllr Mrs Michie, seconded by Cllr Paxton - OBSERVATION - WPC would ask the Officer to ensure that the parking provision complies with BFC parking standards.

Observations :-

04 . 5 **17/01085/LDC** Plot Ref :- 45/2017 Type :- LDC
Applicant Name :- Bussey, Mr & Mrs Date Received :- 12/11/2017
Parish :- W&C Date Returned :-
Location :- The Studio Agent
Westwood
Winkfield Lane
Proposals :- Winkfield And Cranbourne

Application for a Lawful Development Certificate for conversion of outbuilding to residential dwelling (C3).

WORKING PARTY COMMENT proposed by Cllr Mrs Michie, seconded by Cllr Paxton - OBSERVATION - WPC would leave to the expertise of the Officer.

Observations :-

04 . 6 **17/01095/FUL** Plot Ref :- 45/2017 Type :- FULL
Applicant Name :- Lambrook School Date Received :- 12/11/2017
Parish :- W&C Date Returned :-
Location :- Lambrook Agent Paul Corbett
 Winkfield Row
 Bracknell
Proposals :- Winkfield And Cranbourne

Section 73 application to vary condition 2 (Approved Plans) of planning permission 16/00813/FUL for the construction of new sports changing facility, art room and DT workshops; new atrium entrance to house school reception and offices following demolition of existing sports changing facility, Art room and DT workshops. (For Clarification: This application is to change of roof form on the single storey art class room from low pitched form with high level light-well strip to a traditional duo-pitched form with integrated roof lights).

WORKING PARTY COMMENT; No Objection.

Observations :-

04 . 7 **17/01132/FUL** Plot Ref :- 45/2017 Type :- FULL
Applicant Name :- Gormley, Mr J Date Received :- 12/11/2017
Parish :- Ascot Date Returned :-
Location :- 2 Agent Sarah Fryer
 Fern Gardens
 London Road
Proposals :- Ascot

Erection of a pergola.

Discuss in full at Meeting - plans not available for Working Party Meeting.

Observations :-

04 . 8 **17/01157/FUL** Plot Ref :- 46/2017 Type :- FULL
Applicant Name :- O'Connor, Mr S Date Received :- 17/11/2017
Parish :- W&C Date Returned :-
Location :- Bodens Cottage Agent
 Bodens Ride
 Ascot
Proposals :- Erection of a four bedroom dwelling following demolition of the existing dwelling and the ancillary structures.

WORKING PARTY COMMENT: Proposed by Cllr Paxton, seconded by Cllr Mrs Michie - Ask the Officer to ensure Green Belt policy is adhered to and ensure there is no loss of amenity to neighbouring properties.

Observations :-

04 . 9 **17/01159/FUL** Plot Ref :- 46/2017 Type :- FULL
Applicant Name :- Frier, Mrs R (School Bursar) Date Received :- 17/11/2017
 Parish :- Ascot Date Returned :-
 Location :- Heathfield School Agent
 London Road
 Ascot
Proposals :- Section 73 application to vary condition 7 (Sustainability Statement) to planning permission 14/01001/FUL for the erection of 7 staff houses in form of two detached houses and a terrace with associated car parking following demolition of the Head and Deputy Headmistresses houses; erection of Junior Boarding House of 60 pupils (including 3no. 1 bedroom and 1no. 2 bedroom duplex level staff flats) with alterations/extension to existing car park; and extension to Phoenix Boarding House to provide accommodation for 14 pupils.

 Discuss in full at the meeting.

Observations :-

04 . 10 **17/01165/FUL** Plot Ref :- 46/2017 Type :- FULL
Applicant Name :- Taylor, Mrs L Date Received :- 17/11/2017
 Parish :- W&C Date Returned :-
 Location :- 58 Carnation Drive Agent
 Winkfield Row
 Bracknell
Proposals :- Part conversion of garage into habitable space (retrospective).

 WORKING PARTY COMMENT - Proposed by Cllr Paxton, seconded by Cllr Mrs Michie - OBSERVATION - WPC would ask the Officer to ensure there is adequate parking provision and would ask for it to be noted that WPC is disappointed yet again that no parking plan is available.

Observations :-

04 . 11 **17/01170/FUL** Plot Ref :- 46/2017 Type :- FULL
Applicant Name :- Dykes, Mr G Date Received :- 17/11/2017
 Parish :- Ascot Date Returned :-
 Location :- Sherwood Agent
 Chavey Down Road
 Winkfield Row
Proposals :- Erection of side extension to existing bungalow.

 WORKING PARTY had no objection.

Observations :-

04 . 12 **17/01179/FUL** Plot Ref :- 47/2017 Type :- FULL
Applicant Name :- Rausing, Mrs K Date Received :- 24/11/2017
Parish :- W&C Date Returned :-
Location :- Ribblesdale Park Agent
 Sunninghill Road
 Ascot
Proposals :- Change of use of hay barn for the purposes of an equestrian spa
(private usage only).

WORKING PARTY - No objection.

Observations :-

04 . 13 **17/01183/FUL** Plot Ref :- 46/2017 Type :- FULL
Applicant Name :- Thackeray, Mrs N Date Received :- 17/11/2017
Parish :- Ascot Date Returned :-
Location :- 46 Nursery Lane Agent
 Ascot
Proposals :- Erection of a part single, part two storey rear extension.

WORKING PARTY - Proposed by Cllr Mrs Michie, seconded by
Cllr Paxton - OBJECTION - WPC considers this an
overdevelopment of the site.

Observations :-

04 . 14 **17/01202/OBS** Plot Ref :- 46/2017 Type :- OBS
Applicant Name :- Wokingham Borough Council Date Received :- 17/11/2017
Parish :- Date Returned :-
Location :- Land West of Waterloo Agent
 Road
 Bracknell
 Berkshire
Proposals :- Scoping Opinion Application to determine the content of an
Environmental Impact Assessment for the proposed South
Wokingham Distributer Road between Waterloo Road and
Finchampstead Road including associated works in the
Finchampstead road corridor.

WORKING PARTY had no comment.

Observations :-

04 . 15 **17/01204/FUL** Plot Ref :- 47/2017 Type :- FULL
Applicant Name :- Weyman, Deas & Herd Date Received :- 17/11/2017
Parish :- W&C Date Returned :-
Location :- Pheasant Cottage and Agent
The Dairy
146 Locks Ride
Ascot
Proposals :- Erection of two storey side and rear extension to Pheasant Cottage and erection of double garage, erection of single storey rear and side extension to The Dairy following demolition of existing extensions.

WORKING PARTY - Proposed by Cllr Mrs Michie, seconded by Cllr Paxton - SUPPORT.

Observations :-

04 . 16 **17/01212/FUL** Plot Ref :- 47/2017 Type :- FULL
Applicant Name :- Trapnell, Mr and Mrs A & M Date Received :- 24/11/2017
Parish :- Ascot Date Returned :-
Location :- Forest Edge Agent
17 Prince Consort Drive
Ascot
Proposals :- Erection of single storey rear extension.

WORKING PARTY had no objection.

Observations :-

04 . 17 **17/01213/FUL** Plot Ref :- 47/2017 Type :- FULL
Applicant Name :- Trapnell, Mr and Mrs A & M Date Received :- 17/11/2017
Parish :- Ascot Date Returned :-
Location :- Forest Edge Agent
17 Prince Consort Drive
Ascot
Proposals :- Installation of dormers to north and south elevations.

WORKING PARTY - Proposed by Cllr Paxton, seconded by Cllr Mrs Michie - OBSERVATION - WPC would ask the Officer to ensure there is no loss of amenity to neighbouring properties.

Observations :-

04 . 18 **17/01215/FUL** Plot Ref :- 48/2017 Type :- FULL
Applicant Name :- Munden, Mr Paul Date Received :- 30/11/2017
Parish :- Ascot Date Returned :-
Location :- High Views Agent
 54 King Edwards Road
 Ascot
Proposals :- Erection of a single storey side and rear extension and part
conversion of garage into habitable space following demolition of
existing conservatory.

WORKING PARTY had no objection.

Observations :-

04 . 19 **17/01223/T** Plot Ref :- 48/2017 Type :- Temp
Applicant Name :- Mulford, Mr Charlie Date Received :- 30/11/2017
Parish :- Ascot Date Returned :-
Location :- The Brackens Agent
 London Road
 Ascot
Proposals :- Erection of a single storey building to be used as a marketing suite
for the temporary period of 5 years.

WORKING PARTY had no objection.

Observations :-

04 . 20 **17/01226/FUL** Plot Ref :- 48/2017 Type :- FULL
Applicant Name :- Simmons, Mr Scott Date Received :- 30/11/2017
Parish :- Ascot Date Returned :-
Location :- Land adj Silver Trees Agent
 Birch Lane
 Ascot
Proposals :- Erection of detached 4 bedroom dwelling.

WORKING PARTY COMMENT - refer to meeting.

Observations :-

04 . 21 **17/01232/LDC** Plot Ref :- 48/2017 Type :- LDC
Applicant Name :- Dickinson, Ms A Date Received :- 30/11/2017
Parish :- Ascot Date Returned :-
Location :- 120 New Road Agent
 Ascot
Proposals :- Certificate of lawfulness for conversion of loft into habitable space.

WORKING PARTY - proposed by Cllr Paxton, seconded by Cllr
Mrs Michie - WPC would ask the Officer to ensure there is
adequate parking provision and there is no loss of amenity to

neighbouring properties.

Observations :-

04 . 22	17/01247/FUL	Plot Ref :- 48/2017	Type :- FULL
	Applicant Name :- Reeves, Mr		Date Received :- 30/11/2017
	Parish :- Ascot		Date Returned :-
	Location :- 6 Spring Gardens	Agent	
	North Ascot		
	Proposals :- Erection of two storey front extension.		

Observations :-

04 . 23	17/01253/FUL	Plot Ref :- 48/2017	Type :- FULL
	Applicant Name :- Robertson, Mrs Angela		Date Received :- 30/11/2017
	Parish :- Ascot		Date Returned :-
	Location :- 10 Church Road	Agent	
	Ascot		
	Proposals :- Erection of 2 no. single storey rear extensions following demolition of existing conservatory.		

WORKING PARTY had no objection.

Observations :-

05 AMENDED APPLICATIONS

None received.

06 PLANNING APPEALS

a. New Appeals

Site Address: New Lodge, Drift Road, Winkfield, SL4 4RR
Proposal: Erection of equipment store and stable building with horse exercising area following demolition of existing outbuildings.

Refs: APP/R0335/W/17/3188364 17/00423/FUL

To be Dealt With By: Written Representations

B. Outstanding Appeals:

Site Address: Crouch Lane Farm Crouch Lane Winkfield Windsor Berkshire SL4 4RZ

Proposal: Appeal against enforcement
Ref(s): APP/RO335/C/17/3174309 17/00017/ENF
To Be Dealt With By: Written Representations.

Site Address: 2 Rose Cottages Bagshot Road Ascot Berkshire SL5 9LU
Proposal: Erection of two storey rear extension following demolition of existing balcony, and detachment of garage from dwelling.

Our Reference(s) APP/R0335/W/17/3176321 16/01082/FUL

BFBC Appeal Ref: 17/00019/REF

Reason: Refusal of the application.

C. Decided Appeals:

Site Address:Heritage House Kings Ride Ascot Berkshire SL5 8AB
Proposal:Change of use of land to residential garden for Heritage House.
Reference(s):APP/R0335/W/17/3177717, 16/01071/FUL, 17/00022/RE
Appeal DISMISSED

Appellant: John Went
Site Address: Oak Tree Nursery Bracknell Road Warfield Bracknell Berkshire
RG426LH
Our Reference(s): EN/15/00345/UOPD/APNL3; APP/R0335/C/17/3171799
Reason:Appeal against enforcement notice dated 10th February 2017
(Alleged Breach of Planning Control: Without planning permission the change of
use of part of the land to retail (Class A1).)
Appeal WITHDRAWN by BFC

07 TREE PRESERVATION ORDERS

No TPOs have been received this month.

08 BRACKNELL FOREST COUNCIL

- a. For noting - The next meeting of the BFC Planning and Highways Committee will be held on 14th December 2017.
- b. For noting -Street Naming and Numbering - The Spinney, Forest Road, Ascot - this property will be known as The Spinnery.
- c. For noting - BFC has determined that the Royal Hunt Public House, New Road, Ascot has been listed as an Asset of Community Value.

09 CURRENT ISSUES

Councillors are invited to provide relevant updates on current issues as follows:

- a. BFC Local Plan
- b. Drainage and Sewerage
Cllrs Tarrant and Atkinson and the Clerk met with repretentatives from Thames Water and BFC on 2nd November 2017 to continue discussions regarding local drainage and sewerage issues. Cllr Tarrant to report.
- c. Community Infrastructure Levy
Nothing to report.

10 HIGHWAYS MATTERS

- a. A329 London Road Corridor - Highway Improvement Scheme - Phase 2. Plan already circulated.

11 CORRESPONDENCE

- a. Letter received from SPAE re the 'North Ascot Schools and Housing Project'.
- b. Letter dated 20th November 2017 from RBWM informing of Eton and Eton Wick Neighbourhood Plan (2016-2036) Submission version (Regulation 16) Consultation.